

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 14 Pointer Drive, Pakenham Vic 3810

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$440,000

&

\$484,000

Median sale price

Median price \$495,000

*House

x

*Unit

Suburb Pakenham

Period - From 07.10.18

to

07.01.19

Source

pricefinder.com.au

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1. 13 Sienna Way, Pakenham Vic 3810	\$452,000	18.07.18
2. 83 Havana Parade Pakenham Vic 3810	\$463,000	12.08.18
3. 39 Havana Parade Pakenham Vic 3810	\$480,000	19.07.18

Property data source: REIV propertydata.com.au. Generated on 07th Jan 2019.

Additional information about comparable sales.

	<p>13 Sienna Way Pakenham, VIC, 3810</p> <p>Sale Price: \$452,000 Owner Name: J Shannon Category: House: Standard Land Use: Detached Dwelling</p>	<p>3 1 1 325m² Approx.</p> <p>Sale Date: 18 Jul 2018 Distance: 0.10km Zoning: Urban Growth Zone - Schedule 1 Eq. Building Area: 17.0m²</p>
	<p>83 Havana Parade Pakenham, VIC, 3810</p> <p>Sale Price: \$463,000 Owner Name: D Kelly Category: House Land Use: Detached Dwelling</p>	<p>3 2 1 251m² Approx.</p> <p>Sale Date: 12 Aug 2018 Distance: 0.12km Zoning: Urban Growth Zone - Schedule 1 Eq. Building Area: 18.0m²</p>
	<p>39 Havana Parade Pakenham, VIC, 3810</p> <p>Sale Price: \$480,000 Owner Name: M Balisson, P Balisson Category: House Land Use: Detached Dwelling</p>	<p>3 2 1 292m² Approx.</p> <p>Sale Date: 19 Jul 2018 Distance: 0.18km Zoning: Urban Growth Zone - Schedule 1</p>

Property data source: REIV propertydata.com.au. Generated on 07th Jan 2019.